

FORM 1
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INDIVIDUAL ESTATE PROPERTY RECORD AND REPORT
ASSET CASES

Case No: 19-05919 ESL
Case Name: FARMACIA LA ROSA DE SARON INC.

Judge: ENRIQUE S. LAMOUTTE INCLAN

Trustee Name: WIGBERTO LUGO-MENDER, TRUSTEE

Date Filed (f) or Converted (c): 10/12/2019 (f)

341(a) Meeting Date: 11/06/2019

For Period Ending: 12/31/2022

Claims Bar Date: 02/13/2020

1	2	3	4	5	6
Asset Description (Scheduled and Unscheduled (u) Property)	Petition/ Unscheduled Values	Est Net Value (Value Determined by Trustee, Less Liens, Exemptions, and Other Costs)	Property Formally Abandoned OA=554(a)	Sale/Funds Received by the Estate	Asset Fully Administered (FA)/ Gross Value of Remaining Assets
1. Checking account at Scotiabank Inconsequential value to the estate. Claimed exempt	1.00	1.00		0.00	FA
2. Checking account Flexi-cuenta at BPPR Inconsequential value to the estate. Claimed exempt	7.00	7.00		0.00	FA
3. Interest in lease with Popular Auto- Toyota Sequioia 2014	19,200.00	0.00	OA	0.00	FA
4. 132 Umbrial St., Urb Villa Toledo, Arecibo, PR [Commercial property 2 floors] Property registry description St Road 129 Km 5.0 Hato Arriba Ward on Arecibo (Sold)	600,000.00	55,125.00		460,000.00	FA
5. Tort Action filed against Cooperativa Seguros Multiples losses from Hurricane Maria Pending case before First Instance Court of Puerto Rico, Arecibo Part, Civil Case #CDP2018-0107	532,702.10	532,702.10	OA	0.00	FA
6. Tort Action against Victor Rodriguez, the person who performed the arson on the Debtors premises on Oct 6, 2017	0.00	1.00	OA	0.00	FA
INT. Post-Petition Interest Deposits (u)	Unknown	N/A		0.00	FA

			Gross Value of Remaining Assets	
TOTALS (Excluding Unknown Values)	\$1,151,910.10	\$587,836.10	\$460,000.00	\$0.00
			(Total Dollar Amount in Column 6)	

Major activities affecting case closing which are not reflected above, and matters pending, date of hearing or sale, and other action:

DECEMBER 31, 2022

Case Ready for Closing. All assets administered and claims reviewed.

Still pending to submit the Corporate Income Tax Return for the years 2019, 2020 and 2021. Due to the change of the Puerto Rico Treasury Department system to SURI, it is necessary to have the access codes in order to file the tax returns.

DECEMBER 31, 2021

All assets seem to be liquidated, closing sale real estate property took place during March 2021. Estate tax return become due on April 15, 2022

Claims filed preliminary reviewed; objections will be filed no later than March 15, 2022.

DECEMBER 31, 2020

- Wigberto Lugo-Mender 12/31/2019

Trustee pursuing marketing efforts on real property. Property is encumbered with two mortgage notes; Trustee to continue marketing efforts until March 31, 2020.

Offer for the real property received recently and notified. [Docket #24]

Estate tax return for the sale of this property due becomes due on April 15, 2022

Pending review of claims and objection as may be deemed necessary.

Initial Projected Date of Final Report (TFR): 10/31/2022

Current Projected Date of Final Report (TFR): 09/30/2023

Trustee Signature: /s/ WIGBERTO LUGO-MENDER, TRUSTEE

Date: 01/30/2023

WIGBERTO LUGO-MENDER, TRUSTEE
100 CARR 165 STE 501
GUAYNABO, PR 00968-8052
(787)707-0404
wlugo@ecf.epiqsystems.com

ESTATE CASH RECEIPTS AND DISBURSEMENTS RECORD

Case No: 19-05919

Trustee Name: WIGBERTO LUGO-MENDER, TRUSTEE

Case Name: FARMACIA LA ROSA DE SARON INC.

Bank Name: Axos Bank

Account Number/CD#: XXXXXX0564

Checking

Taxpayer ID No: XX-XXX5441

Blanket Bond (per case limit): \$9,211,680.00

For Period Ending: 12/31/2022

Separate Bond (if applicable):

1	2	3	4		5	6	7
Transaction Date	Check or Reference	Paid To / Received From	Description of Transaction	Uniform Tran. Code	Deposits (\$)	Disbursements (\$)	Account/CD Balance (\$)
01/11/21	4	Felix Morales	Good faith deposit to purchase commercial property located at Urb Villa Toledo on Arecibo, PR Refer to docket #24 and #32	1110-000	\$23,000.00		\$23,000.00
02/23/21	2001	Clerk, US Bankruptcy Court US Post Office and Courthouse 300 Recinto Sur Room 109 San Juan, PR 00901	Certify copies for closing sale Refer to docket #24 and #32	2700-000		\$44.00	\$22,956.00
02/23/21	2002	WIGBERTO LUGO MENDER Centro Internacional de Mercadeo 100 Carr. 165 Suite 501 Guaynabo, PR 00968-8052	As per Court Order entered on 2/23/2021 [Reimbursed expenses] Docket #37 and #38	2200-000		\$611.92	\$22,344.08
02/26/21	4	Felix O Morales	Proceeds from sale commercial property located at Urb Villa Toledo on Arecibo, PR Refer to dockets #24 and #32	1110-000	\$437,000.00		\$459,344.08
02/26/21	2008	GOBLE & GUZMAN PO Box 192021 San Juan, PR 00919-2021	As per Court Order entered on 2/5/2021 [Stamps and recording fees] Reversal Refer to dockets #24 and #32	2500-000		(\$4,510.50)	\$463,854.58
02/26/21	2007	GOBLE & GUZMAN PO Box 192021 San Juan, PR 00919-2021	As per Court Order entered on 2/5/2021 [Notarial Fees] Reversal	3210-000		(\$7,985.00)	\$471,839.58
02/26/21	2003	CENTRO DE RECAUDACION INGRESOS MUNICIPALES PO BOX 195387 SAN JUAN, PR 00919-5387	PIN 029-099-749-13-000 [Calle Marginal Bo Hato Arriba Km Hm 4.5 Carr 129 Arecibo] [Per Order entered on 2/5/2021- Refer to dockets #24 and #32]	4700-000		\$15,181.17	\$456,658.41
02/26/21	2004	MELVIN RAMOS NIEVES	As per Court Order entered on 2/8/2021 [Realtor Fees] Refer to dockets #28 and #34	3510-000		\$18,400.00	\$438,258.41
02/26/21	2005	US SMALL BUSINESS ADMINISTRATION	As per Court Order entered on 2/5/2021 [Sale property- Calle Marginal Bo Hato Arriba Km Hm 4.5 Carr 129 Arecibo] Refer to dockets #24 and #32	4110-000		\$100,000.00	\$338,258.41

Page Subtotals:

\$460,000.00

\$121,741.59

ESTATE CASH RECEIPTS AND DISBURSEMENTS RECORD

Case No: 19-05919

Trustee Name: WIGBERTO LUGO-MENDER, TRUSTEE

Case Name: FARMACIA LA ROSA DE SARON INC.

Bank Name: Axos Bank

Account Number/CD#: XXXXXX0564

Checking

Taxpayer ID No: XX-XXX5441

Blanket Bond (per case limit): \$9,211,680.00

For Period Ending: 12/31/2022

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Transaction Date	Check or Reference	Paid To / Received From	Description of Transaction	Uniform Tran. Code	Deposits (\$)	Disbursements (\$)	Account/CD Balance (\$)
02/26/21	2006	ORIENTAL BANK	As purchaser of Scotiabank assets [Sale property- Calle Marginal Bo Hato Arriba Km Hm 4.5 Carr 129 Arecibo] Per Court Order entered on 2/5/2021 [Refer to dockets #24 and #32]	4110-000		\$242,818.93	\$95,439.48
02/26/21	2007	GOBLE & GUZMAN PO Box 192021 San Juan, PR 00919-2021	As per Court Order entered on 2/5/2021 [Notarial Fees]	3210-000		\$7,985.00	\$87,454.48
02/26/21	2008	GOBLE & GUZMAN PO Box 192021 San Juan, PR 00919-2021	As per Court Order entered on 2/5/2021 [Stamps and recording fees] Refer to dockets #24 and #32	2500-000		\$4,510.50	\$82,943.98
02/26/21	2009	GOBLE & GUZMAN PO Box 192021 San Juan, PR 00919-2021	As per Court Order entered on 2/5/2021 [Stamps and recording fees- Sales deed] Refer to dockets #24 and #32	2500-000		\$512.50	\$82,431.48
02/26/21	2010	GOBLE & GUZMAN PO Box 192021 San Juan, PR 00919-2021	As per Court Order entered on 2/5/2021 [Notarial Fees- Sales Deed] Refer to dockets #24 and #32	3210-000		\$4,600.00	\$77,831.48
03/09/21	2011	GOBLE & GUZMAN PO Box 192021 San Juan, PR 00919-2021	As per Court Order entered on 2/5/2021 [Cancellation Deed- notarial fees and stamps and recording fees] Refer to dockets #24 and #32			\$7,347.00	\$70,484.48
			Stamps and recording fees (\$3,962.00)	2500-000			
			Notarial fees (\$3,385.00)	3210-000			
09/01/21		Axos Bank	Bank Service Fee under 11 U.S.C. § 330(a)(1)(B), 503(b)(1), and 507(a)(2)	2600-000		\$77.82	\$70,406.66
09/21/21	2012	INTERNATIONAL SURETIES LTD SUITE 420 701 POYDRAS ST. NEW ORLEANS, LA 70139	Blanket bond premium As per Order entered on 9/21/2021 [Refer to dockets #43 and #44]	2300-000		\$140.16	\$70,266.50

Page Subtotals:

\$0.00

\$267,991.91

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Case Name: FARMACIA LA ROSA DE SARON INC.

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Taxpayer ID No: XX-XXX5441

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For Period Ending: 12/31/2022

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Transaction Date	Check or Reference	Paid To / Received From	Description of Transaction	Uniform Tran. Code	Deposits (\$)	Disbursements (\$)	Account/CD Balance (\$)
01/03/22		Axos Bank	Bank Service Fee under 11 U.S.C. § 330(a)(1)(B), 503(b)(1), and 507(a)(2)	2600-000		\$77.58	\$70,188.92
02/01/22		Axos Bank	Bank Service Fee under 11 U.S.C. § 330(a)(1)(B), 503(b)(1), and 507(a)(2)	2600-000		\$77.50	\$70,111.42
03/01/22		Axos Bank	Bank Service Fee under 11 U.S.C. § 330(a)(1)(B), 503(b)(1), and 507(a)(2)	2600-000		\$69.92	\$70,041.50
04/01/22		Axos Bank	Bank Service Fee under 11 U.S.C. § 330(a)(1)(B), 503(b)(1), and 507(a)(2)	2600-000		\$77.33	\$69,964.17
04/01/22	2013	LUGO MENDER GROUP, LLC Centro Internacional de Mercadeo 100 Carr. 165 Torre I Suite 501 Guaynabo, PR 00968	As per Court Order entered on 04/01/2022 [Attorney for the Estate] Refer to dockets #48 and #50			\$6,542.75	\$63,421.42
		LUGO MENDER GROUP, LLC	(\$375.25)	3120-000			
			(\$6,167.50)	3110-000			
05/02/22		Axos Bank	Bank Service Fee under 11 U.S.C. § 330(a)(1)(B), 503(b)(1), and 507(a)(2)	2600-000		\$68.93	\$63,352.49
06/01/22		Axos Bank	Bank Service Fee under 11 U.S.C. § 330(a)(1)(B), 503(b)(1), and 507(a)(2)	2600-000		\$69.95	\$63,282.54
07/01/22		Axos Bank	Bank Service Fee under 11 U.S.C. § 330(a)(1)(B), 503(b)(1), and 507(a)(2)	2600-000		\$67.62	\$63,214.92
08/01/22		Axos Bank	Bank Service Fee under 11 U.S.C. § 330(a)(1)(B), 503(b)(1), and 507(a)(2)	2600-000		\$69.80	\$63,145.12
09/01/22		Axos Bank	Bank Service Fee under 11 U.S.C. § 330(a)(1)(B), 503(b)(1), and 507(a)(2)	2600-000		\$69.72	\$63,075.40
10/03/22		Axos Bank	Bank Service Fee under 11 U.S.C. § 330(a)(1)(B), 503(b)(1), and 507(a)(2)	2600-000		\$67.40	\$63,008.00

Page Subtotals:

\$0.00

\$7,258.50

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For Period Ending: 12/31/2022

Separate Bond (if applicable):

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10/07/22	2014	INTERNATIONAL SURETIES LTD SUITE 420 701 POYDRAS ST. NEW ORLEANS, LA 70139	Blanket bond premium [Bond #016052125] Term 10/1/2022 to 10/01/2023 As per Order entered on 10/11/2022 [Refer to dockets #53 and #54]	2300-000		\$138.04	\$62,869.96
11/01/22		Axos Bank	Bank Service Fee under 11 U.S.C. § 330(a)(1)(B), 503(b)(1), and 507(a)(2)	2600-000		\$69.51	\$62,800.45
12/01/22		Axos Bank	Bank Service Fee under 11 U.S.C. § 330(a)(1)(B), 503(b)(1), and 507(a)(2)	2600-000		\$67.10	\$62,733.35

COLUMN TOTALS	\$460,000.00	\$397,266.65
Less: Bank Transfers/CD's	\$0.00	\$0.00
Subtotal	\$460,000.00	\$397,266.65
Less: Payments to Debtors	\$0.00	\$0.00
Net	\$460,000.00	\$397,266.65

Page Subtotals:

\$0.00

\$274.65

TOTAL OF ALL ACCOUNTS			
	NET		ACCOUNT
	NET DEPOSITS	DISBURSEMENTS	BALANCE
XXXXXX0564 - Checking	\$460,000.00	\$397,266.65	\$62,733.35
	\$460,000.00	\$397,266.65	\$62,733.35
	(Excludes account transfers)	(Excludes payments to debtors)	Total Funds on Hand
Total Allocation Receipts:	\$0.00		
Total Net Deposits:	\$460,000.00		
Total Gross Receipts:	\$460,000.00		

Trustee Signature: /s/ WIGBERTO LUGO-MENDER, TRUSTEE Date: 01/30/2023

WIGBERTO LUGO-MENDER, TRUSTEE
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